

Ordinance No. 32

An Ordinance To Provide for Regulation,
Licensing and Taxing of Trailer Coaches
and Trailer Coach Parks within the Corporate
Limits of the Town of Leonardtown and
Providing Penalties For Violation Thereof.

BE IT RESOLVED BY THE COMMISSIONERS OF LEONARDTOWN, MARYLAND, That the following Ordinance for the Regulation, Licensing and Taxing of Trailer Coaches and Trailer Coach Parks within the Corporate Limits of the Town of Leonardtown and providing penalties for violation thereof be and the same is hereby enacted and ordained:

Section 1. Definitions.

Whenever used in this article, unless a different meaning appears from the context, the following words and phrases shall have the meanings herein ascribed to them:

a. Trailer Coach.

Any vehicle, vehicle trailer, automobile trailer, trailer coach, mobile home or similar structure so designed and constructed as to permit occupancy thereof as sleeping quarters for one or more persons or the conduct of any business, trade, profession, or occupation, or use as a selling or advertising device, and so designed that it is or may be mounted on wheels and transported over highways and streets, propelled or drawn by its own or other motive power.

b. Natural or Artificial Barrier.

Any pond, stream of water, railroad, embankment or an adequate fence or hedge.

c. Trailer Coach Park.

Any park, trailer park, trailer court, trailer coach park, court, camp, site, lot, parcel, plot, or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any trailer coach or trailer coaches occupied for dwelling or sleeping purposes and upon which any trailer coach or trailer coaches are parked and shall include all buildings used or intended for use as part of the equipment thereof whether

a charge is made for the use of the trailer coach park and its facilities or not. This shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purpose of inspection and sale.

d. Trailer Coach Space.

A plot of ground within a trailer coach park designed for the accommodation of only one automobile and one trailer coach.

e. Person.

The word "person" shall mean any natural individual, firm, trust, partnership, association, or corporation in his or its own capacity or as administrator, conservator, executor, trustee, receiver, or other representative appointed by the court. Whenever the word "person" is used in any section of this ordinance prescribing a penalty or fine as applied to partnerships or association, the word shall include the partners or members thereof, and such word as applied to corporations shall include the officers, agents, or employees thereof who are responsible for any violation of said section.

Section 2. Enforcement.

It is hereby made the duty of the Commissioners of Leonardtown to enforce all provisions of this ordinance as prescribed herein or such provisions as may hereafter be enacted, and for the purpose of securing such enforcement, any of the members of the Commission, or their duly authorized representatives, shall have the right and are hereby empowered to enter upon any premises on which any trailer coaches are located, or are about to be located, and inspect the same and all accommodations connected therewith at any reasonable time. The commission is further empowered to issue orders granting, renewing, and revoking such permits and licenses as are provided for in accordance with the provisions of this ordinance.

Section 3. Location Outside Trailer Coach Parks.

a. It shall be unlawful, within the corporate limits of the Town of Leonardtown, for any person to park any trailer coach on any public way, streets, alley, highway, sidewalk, thoroughfare, or other public place, or on any tract of land owned by any person, occupied except as provided in this section.

b. Emergency or temporary stopping or parking is permitted on any street, alley, or highway for not longer than two hours subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

c. No person shall park or occupy any trailer coach outside an approved trailer coach park; except:

(1) The parking of only one unoccupied trailer coach in a private enclosed garage or other accessory building or in a rear yard, is permitted providing no living quarters shall be maintained or any business practiced in said trailer while such trailer is so parked or stored.

(2) The provisions of this section shall not apply when the term of the stay does not exceed twenty four hours, except that the occupants shall comply with any health regulations that may be enforced by the Town health authorities.

(3) Upon the written permission of the Commissioners of Leonardtown for good cause shown.

Section 4. License for Trailer Coach Park; Application Therefor and Issuance Thereof.

a. It shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned or controlled by him, a trailer coach park within the corporate limits of the Town of Leonardtown without having first secured a license therefor from the Commissioners of Leonardtown. Annual license fees for the year beginning July 1 each and every year in the amount as hereinafter set forth shall be due and payable on or before July 31 of the current year. Any new trailer coach park commencing business after July 1 must obtain the required license prior to the starting of said business.

b. The application for such license or the renewal thereof shall be filed with the Secretary and shall be accompanied by a fee of Five (\$5.00) Dollars for each trailer coach space in the existing or proposed trailer coach park and a license bond in the sum of One Thousand (\$1,000.00) Dollars to guarantee compliance with the terms of this article. The application for a license or renewal thereof shall be made on forms furnished by the Commissioners and shall include the name and address of the owner in fee of

the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person, that the applicant is authorized by him to construct or maintain the trailer coach park and make the application must accompany the application,) and such a legal description of the premises, upon which the trailer coach park is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by four copies of the park plan showing the following: (1) The extent and area for park purposes; (2) Roadways and driveways; (3) Location of sites or trailer coach spaces for trailer coaches; (4) Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units; (5) Method and plan of sewage disposal; (6) Method and plan of garbage removal; (7) Plan for water supply; (8) Plan for electrical lighting of units.

c. No license for the operation of any type of trailer coach park shall be issued unless all real estate taxes, personal property taxes, or any other public dues, fees, or assessments levied against the said premises, by the Town of Leonardtown wherein the trailer coach park business is to be conducted, are paid to, and including the fiscal year immediately preceding the year for which the license is applied.

d. Before such license may be issued, there must be a favorable recommendation by a majority of the Commission.

e. Licenses issued under the terms of this ordinance convey no right to erect any building, to do any plumbing work or to do any electrical work.

Section 5. Location of Trailer Coach Parks.

a. Trailer coach parks may be located in those areas of the Town approved for such use by the Commission.

b. Each boundary of a trailer coach park must be at least two hundred feet from any permanent residential building located outside the park, unless separated therefrom by a natural or artificial barrier, or unless a majority of the property owners according to area within such two hundred feet consent in writing to the establishment of the park.

Section 6. Trailer Coach Park Plan.

a. Every trailer coach park shall be located on a well-drained site, and the premises shall be properly graded so as to insure rapid drainage,

so as to prevent the accumulation of storm or other waters, and so as to insure freedom from stagnant pools of water.

b. Trailer coach spaces shall be provided in each trailer coach park, shall be clearly designated, and such spaces shall consist of a minimum of one thousand square feet for each space which shall be at least twenty five feet wide and clearly defined. Trailer coaches shall be so harbored on each space that there shall be at least a fifteen foot clearance between trailer coaches, provided, however, that with respect to trailer coaches parked end-to-end, the end-to-end clearance between trailer coaches may be less than fifteen feet, but shall not be less than ten feet.

Section 7. Revocation and Suspension.

The Commissioners are hereby authorized to revoke any license issued pursuant to the terms of this ordinance if after due investigation they determine that the holder thereof has violated any of the provisions of this article or that any trailer coach or trailer coach park is being maintained in any unsanitary or unsafe manner or is a nuisance.

Section 8. Hearing on Granting, Denial, Renewal, or Revocation of License.

Any person aggrieved by an order of the Commission granting, denying, renewing or revoking a license for a trailer coach park, under this article, may file a written request for a hearing before the Commission within ten (10) days after issuance of such order. The Commission shall give notice of a public hearing upon this request to be held in not less than five (5) days after service of the notice on the person requesting the hearing. The Commission may also give notice of the hearing to other persons directly interested in the order in question. At such hearing, the Commission shall determine whether the granting, denial, renewal, or revocation of the license was in accordance with the provisions of this article and shall issue a written findings of fact, conclusions of law and an order to carry out its findings and conclusions. These findings of fact, conclusions of law, and order shall be filed with the Secretary and served by the Commission upon all parties appearing or represented at said hearing.

Section 9. Penalties for Violation of Article.

a. Any person, corporation, firm, partnership or association found

guilty of violating any article, section or provision of this ordinance shall be deemed guilty of a misdemeanor and shall be subject to a fine not less than five dollars (\$5.00) and not more than one hundred dollars (\$100.00) and/or imprisonment in the County Jail of St. Mary's County, Maryland for not more than thirty (30) days.

b. Every day such violation of any article, section or provision exists shall constitute a separate offense and be punishable as such hereunder.

Section 10. Separability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 11. This Ordinance shall take effect from the 11th day of July, 1967.

Passed and enacted by the Commissioners of Leonardtown, this 11th day of July, 1967.

Attest:

Darlene A. Brown

Francis R. Klean

R. B. Brown

Samuel F. Frasier

Milton J. Rapis

George R. Spaulding